



## Apartment Three-bedroom (4+kk)

€ 4 305 | CZK 108 000

118.4 m<sup>2</sup>, Prague 2, Vinohrady, Mánesova







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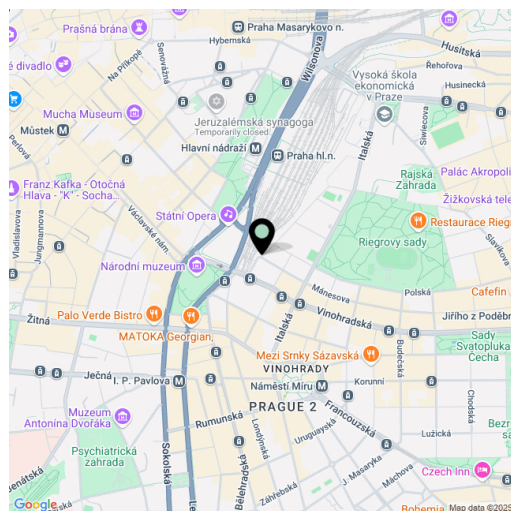
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Total area	122 m <sup>2</sup>
Floor area*	118 m <sup>2</sup>
Balcony	3 m <sup>2</sup>
Parking	-
Cellar	Yes
Service price	Monthly deposit for services, water, heating, and electricity: CZK 10,000.
PENB	G
Reference number	107947
Available from	Immediately

This fully refurbished, fully furnished air-conditioned 2-bathroom apartment with a sauna and balcony is on the 1st floor of a completely meticulously renovated Vinohrady apartment building with an elevator and preserved original architectural details. The Art Nouveau building is located on a tree-lined street near Riegrovy Sady Park and Jiřího z Poděbrad Square, an attractive residential location offering a variety of shopping opportunities including a popular farmer's market, restaurants, cafes, and bistros, a wide selection of schools, landscaped parks, playgrounds, and easy access to the city center by metro, tram, and car. A metro station and a tram stop are just a minute's walk away.

The interior features a living room with a fully fitted open plan kitchen and bay windows with a built-in sofa, a master bedroom with a built-in sauna and an en-suite bathroom (bathtub, smart toilet), a study/bedroom with a balcony facing the courtyard, a guest bedroom with a small storage room, a family bathroom (walk-in shower, smart toilet), a utility room, a separate smart toilet with a bidet shower, and an entrance hall.

**Air-conditioning, Loxone smart home system, hardwood floors, large-format tiles, built-in wardrobes in all bedrooms, smart lighting, two sofas, central heating, washer, dryer, dishwasher, induction hob, microwave oven, coffee maker, toaster, kitchenware, four TV sets, video entry phone, alarm, cellar.**



\* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.